

**Affordable Housing Advisory Committee
St. Johns County, Florida
Regular Meeting**

**November 19, 2025,
Minutes**

The Affordable Housing Advisory Committee (AHAC) of St. Johns County met at 3:00 pm at the Health & Human Services Center, in the Muscovy Conference room, at 200 San Sebastian View, St. Augustine, Florida 32084.

The meeting was called to order at 3:06 pm by Chair, Bill Lazar.

Members Present - AHAC:

Polly Crabtree – Citizen Rep/Essential service personnel
Orville Dothage – St Johns County resident
Drew Geisel – St. Johns County resident
Bill Lazar – Citizen actively engaged as a not-for-profit provider of affordable housing
Alex Mansur – Citizen actively engaged in areas of labor in home building
Harry Maxwell – Citizen actively engaged as a for-profit provider of affordable housing
Tracie Sax –St. Johns County resident
Judy Spiegel – Citizen actively serving on local planning agency

Members Absent - AHAC:

Greg Burke - Residential home builder
Michael O'Donnell - HFA Chair/Citizen actively engaged advocate for low-income persons
Ann Taylor – BCC Commissioner

Guests Present:

Susan Clulow - SJC resident
Joseph Cone – Asst. Director Health and Human Services
Juliette Maronel- Support Staff, St. Johns County HHS
Yadelmi Martinez - Economic Justice Advocate, Betty Griffin Center
Vicky Pepper – SJC resident
Dirk Winston – Housing Specialist

Notices regarding the meeting were sent to all members. No press was in attendance.

1. **Introduction of AHAC Members and SJC Staff:** Introduction of AHAC Members and SJC Staff: Committee members and County staff were acknowledged, and a quorum was present.
2. **Approval of Minutes:** A motion was made by Polly Crabtree to approve minutes of the October meeting; motion seconded by Harry Maxwell. **The motion passed unanimously.**
3. **Administrators Report:** Joseph Cone reported on year-end Housing programs updates dating back to December 2024. Down Payment Assistance (DPA) has assisted numerous households - 45 purchased/6 encumbered. We have rehabbed 35 homes-with both SHIP and Emergency Repair dollars. Our Housing Counselors have assisted 137 households w/ 49 of those households moving on to homeownership. CDBG program spent funds on a veteran homeowner rehabilitation that led to a great deal of positive recognition. Mr. Cone spoke regarding non-profit agencies; Habitat for Humanity has started the construction process for the infrastructure of 4 homes in the Elkton area. Alpha Omega's project which combined with the City of St. Augustine, provided infrastructure for their 20 multi-family units and 1 single family residence (SFR). The Board of County Commissioners (BCC) approved a 50% waiver of non-school impact fees for households between 50 and 80% and a full waiver for households below the 50% AMI. The BCC approved Cypress Village rezoning for Habitat for 17 SFRs. In March, affordable housing funds were used to acquire and rehabilitate a pair of condominiums for Alpha Omega. Housing recently had a meeting w/ Habitat on 10/31 looked at 2 of their projects, Kings Crossing and Cypress Village, reviewing how the County can provide additional support. This month Jenny Harvey and I had a meeting with Builder's Care the non-profit arm of the NE Florida Builder's Association. The Housing Department is currently in the process of better serving both of our clients and building a referral network between the two agencies. Conversations then ensued with the members regarding adding the impact fee reductions, and other bulleted accomplishments voted upon by the Commission as well as summarizing data to the end of the 2025 Incentive Review and Recommendation Annual Report as an attachment.
4. **Annual Report – Public Notice submitted, Public Comment and Vote on Final Report**
Following the submission of the Public Notice and the opportunity for public comment, a motion was made by Harry Maxwell to approve the Final Report with an attachment. The motion was seconded by Orville Dothage. **The motion carried unanimously.**
5. **Public Comment:** Vicky Pepper, SJC resident requested endorsement of the Community Advocates for Racial Equity (CARE) including strategies and comprehensive plan from AHAC and HFA Boards.

A motion to adjourn was made by Harry Maxwell and seconded by Orville Dothage. The motion was carried. The meeting was adjourned at 4:00 PM.